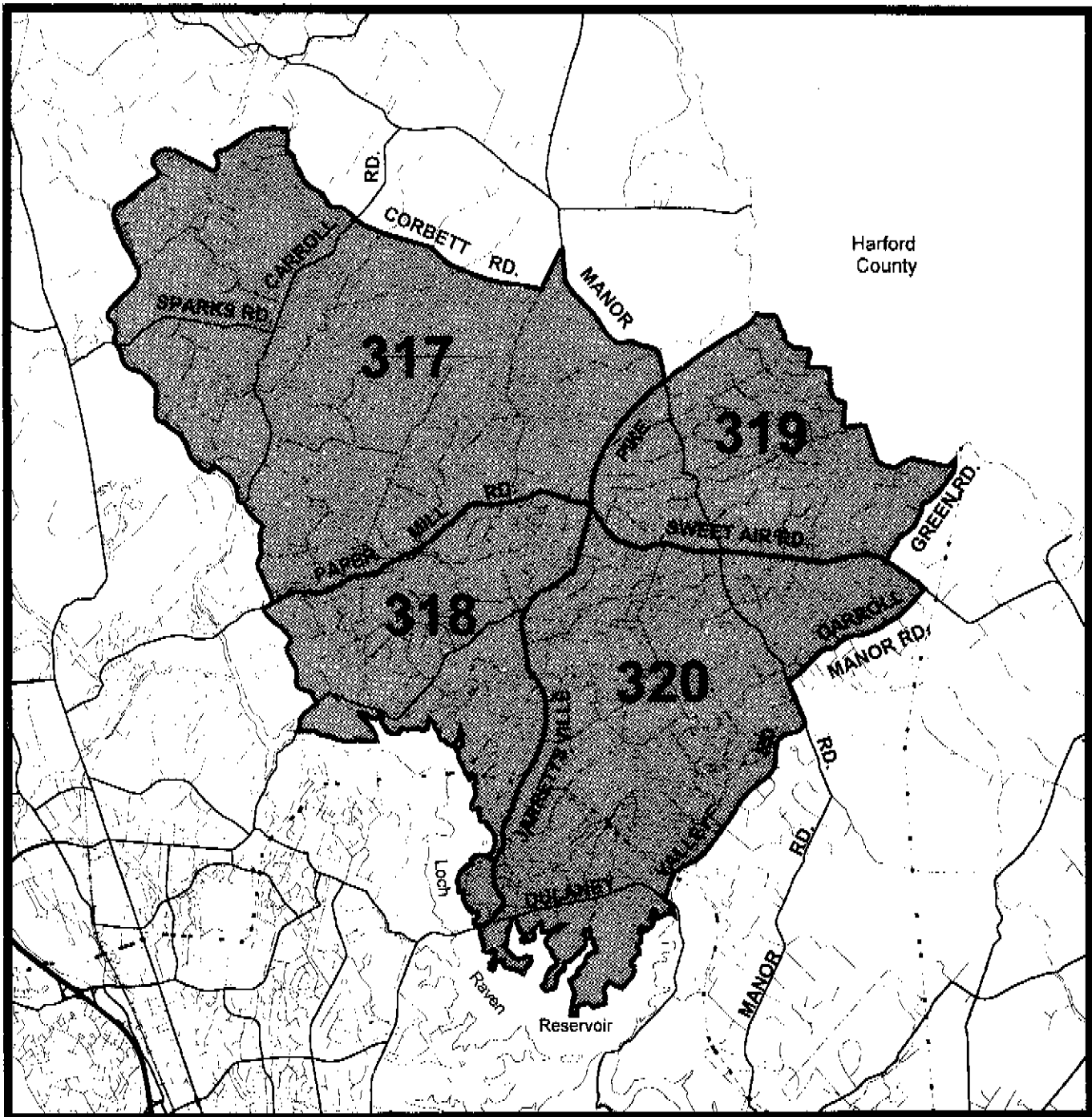


E Maps for the Jacksonville Community Plan

1. Greater Jacksonville Area
2. Planning Area Boundaries
3. Regional Setting
4. Existing Land Use
5. Existing Zoning
6. Land Use Plan
7. Recommended Rural Commercial Center Boundaries
8. Potential Land Acquisition for Public Recreation
9. Recommended Road Improvements



**MAP 1
JACKSONVILLE
COMMUNITY
PLAN**



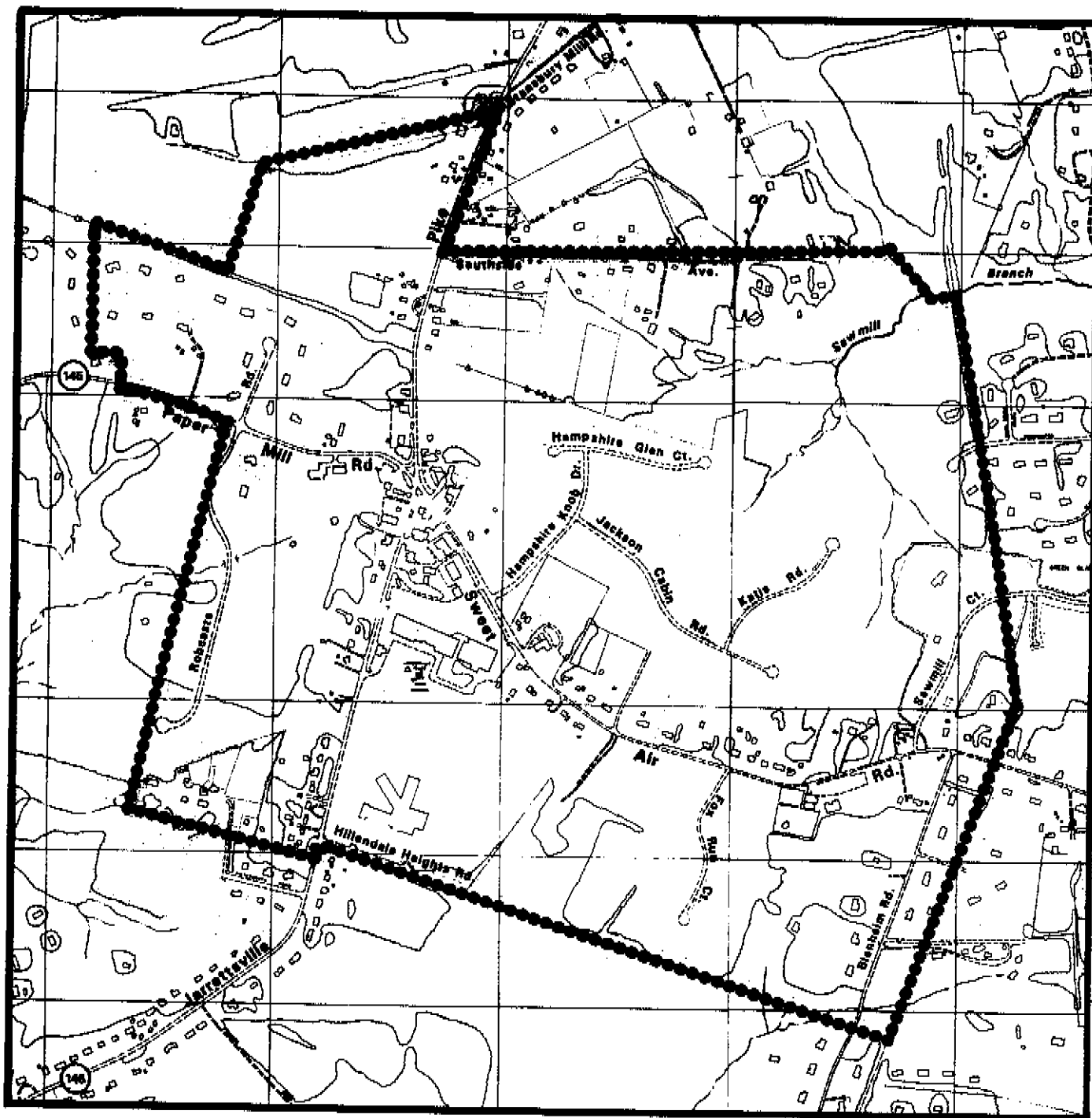
GREATER JACKSONVILLE AREA



Transportation Zone



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MAP 2
**JACKSONVILLE
 COMMUNITY
 PLAN**

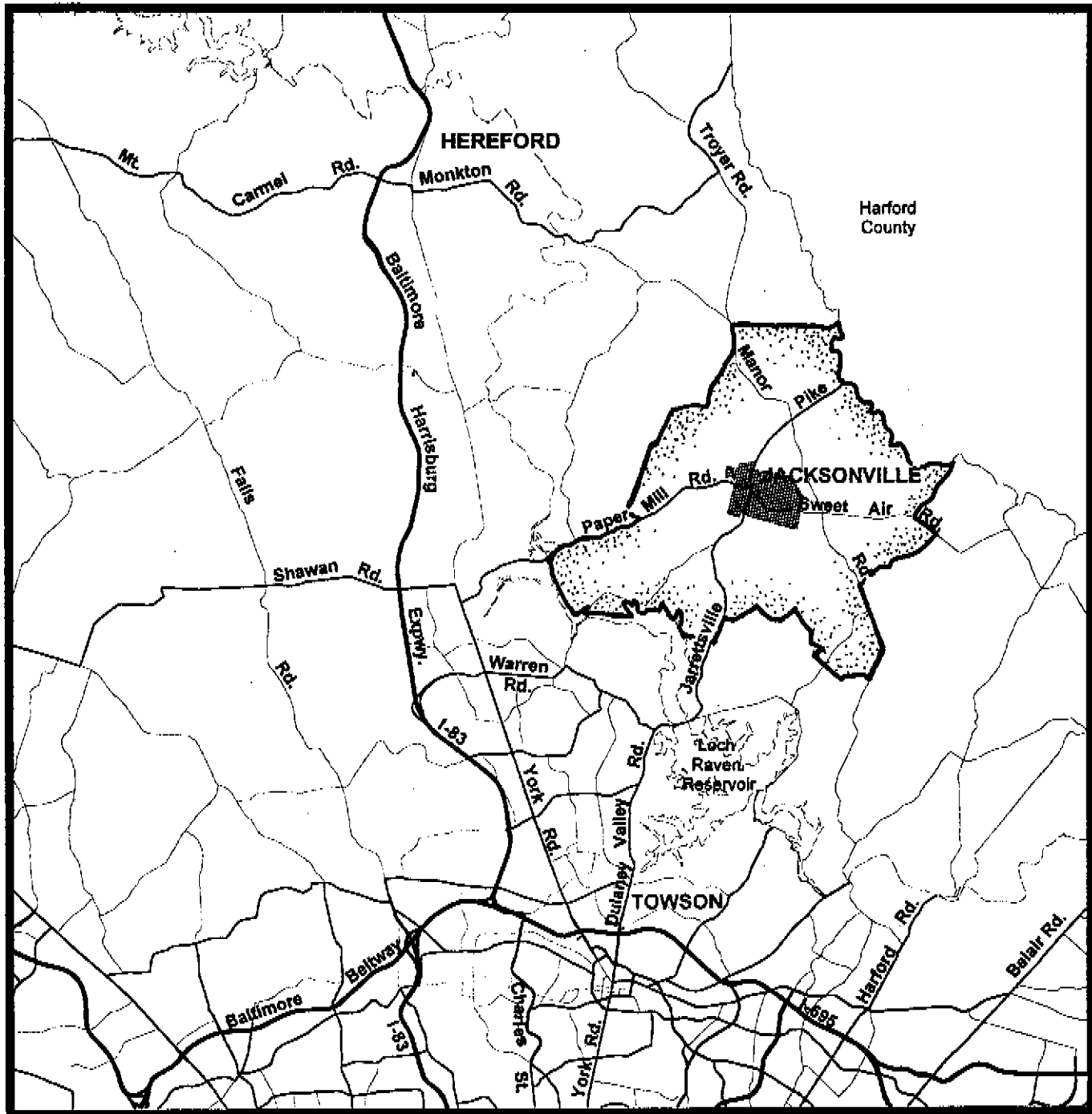


PLAN AREA

 Plan Area Boundary



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MAP 3 **JACKSONVILLE** **COMMUNITY** **PLAN**



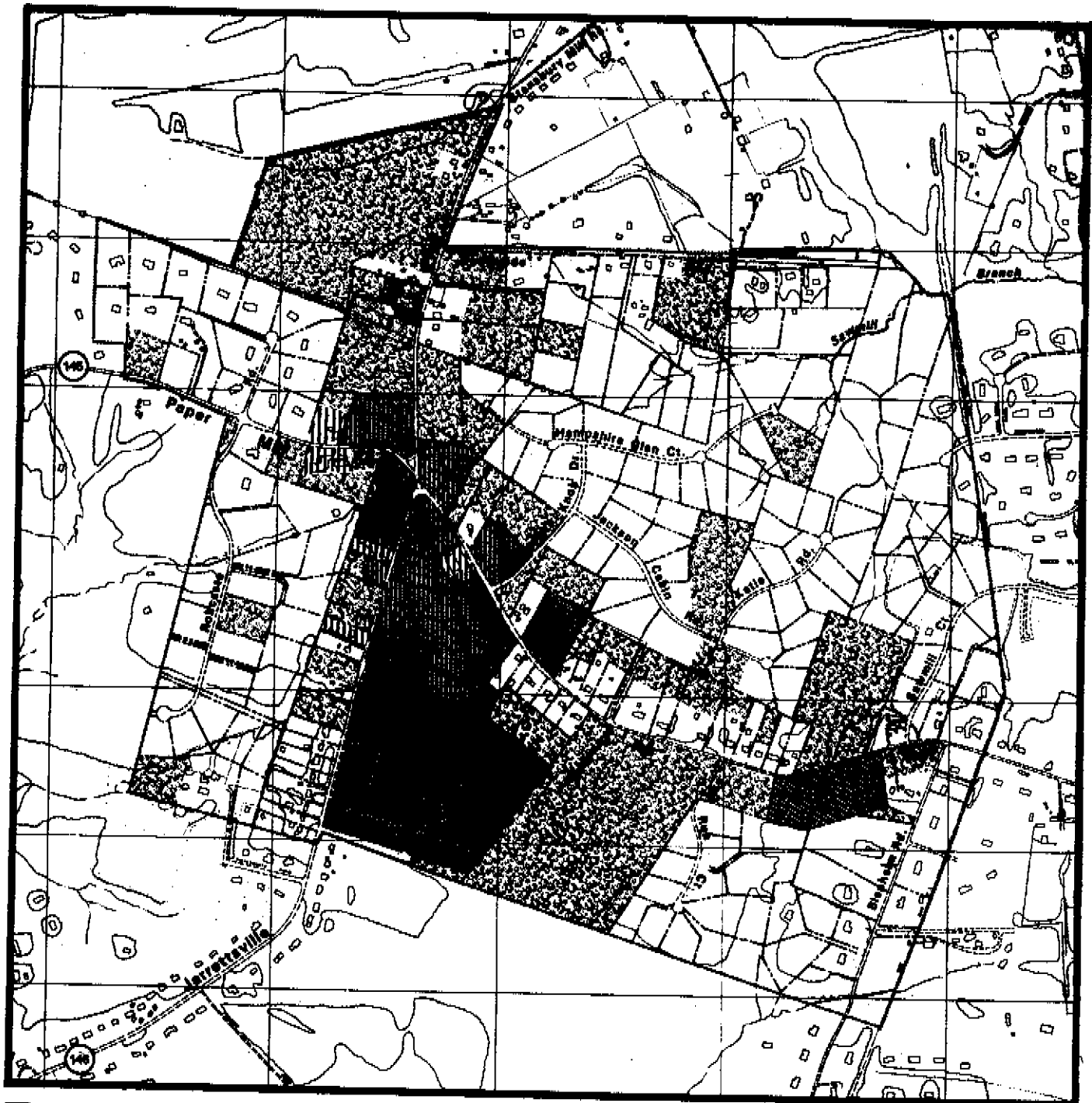
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REGIONAL SETTING



Rural Commercial Center and Environs

Greater Jacksonville Phase 2 Plan Area









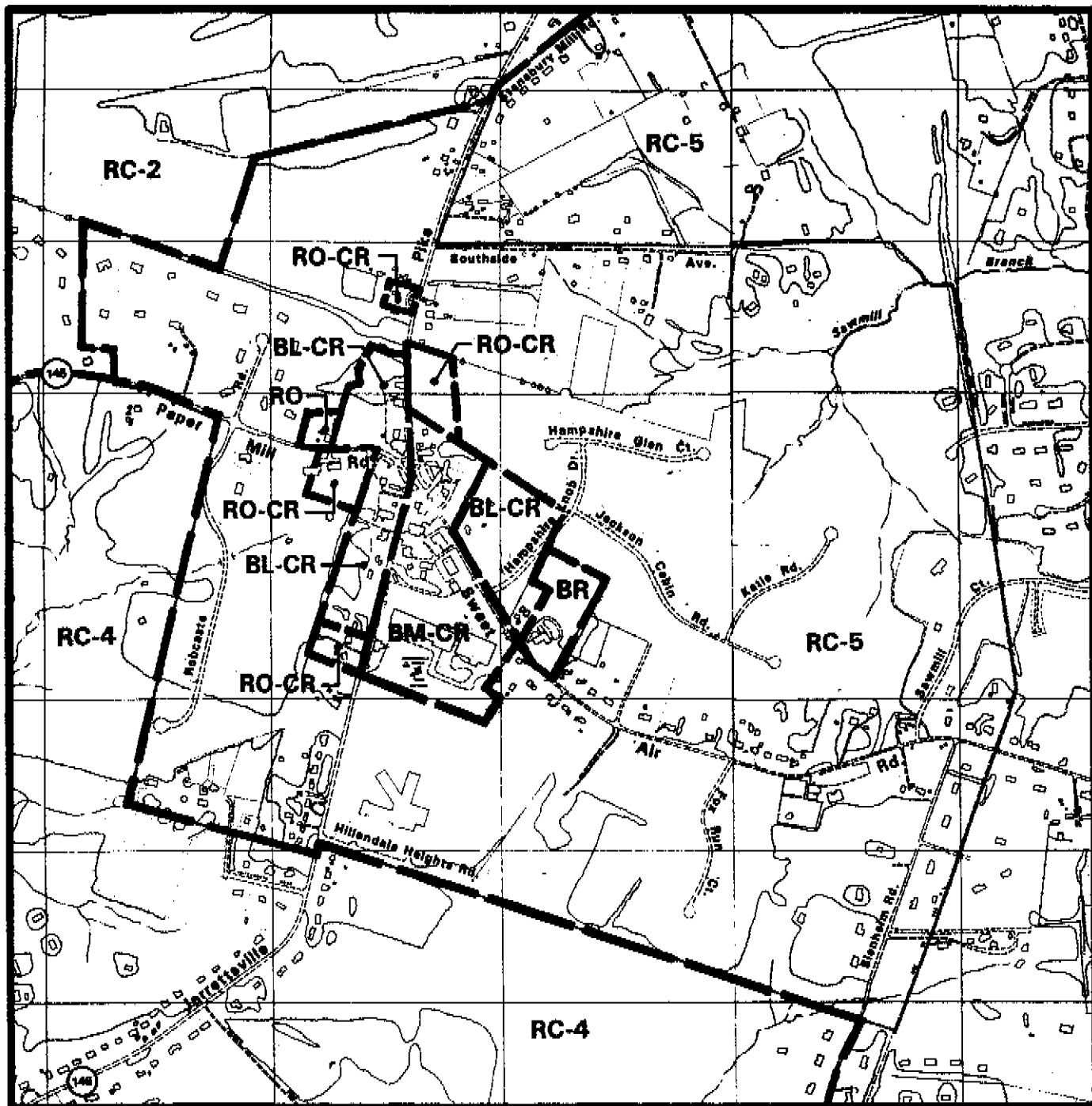
MAP 4
JACKSONVILLE
COMMUNITY
PLAN



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EXISTING LAND USE
 (March 1998)

-  Plan Area Boundary
-  Residential
-  Public Service
-  Office
-  General Commercial
-  Undeveloped (Agricultural, Vacant, Idle, or Stormwater Management)



MAP 5 JACKSONVILLE COMMUNITY PLAN



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EXISTING ZONING

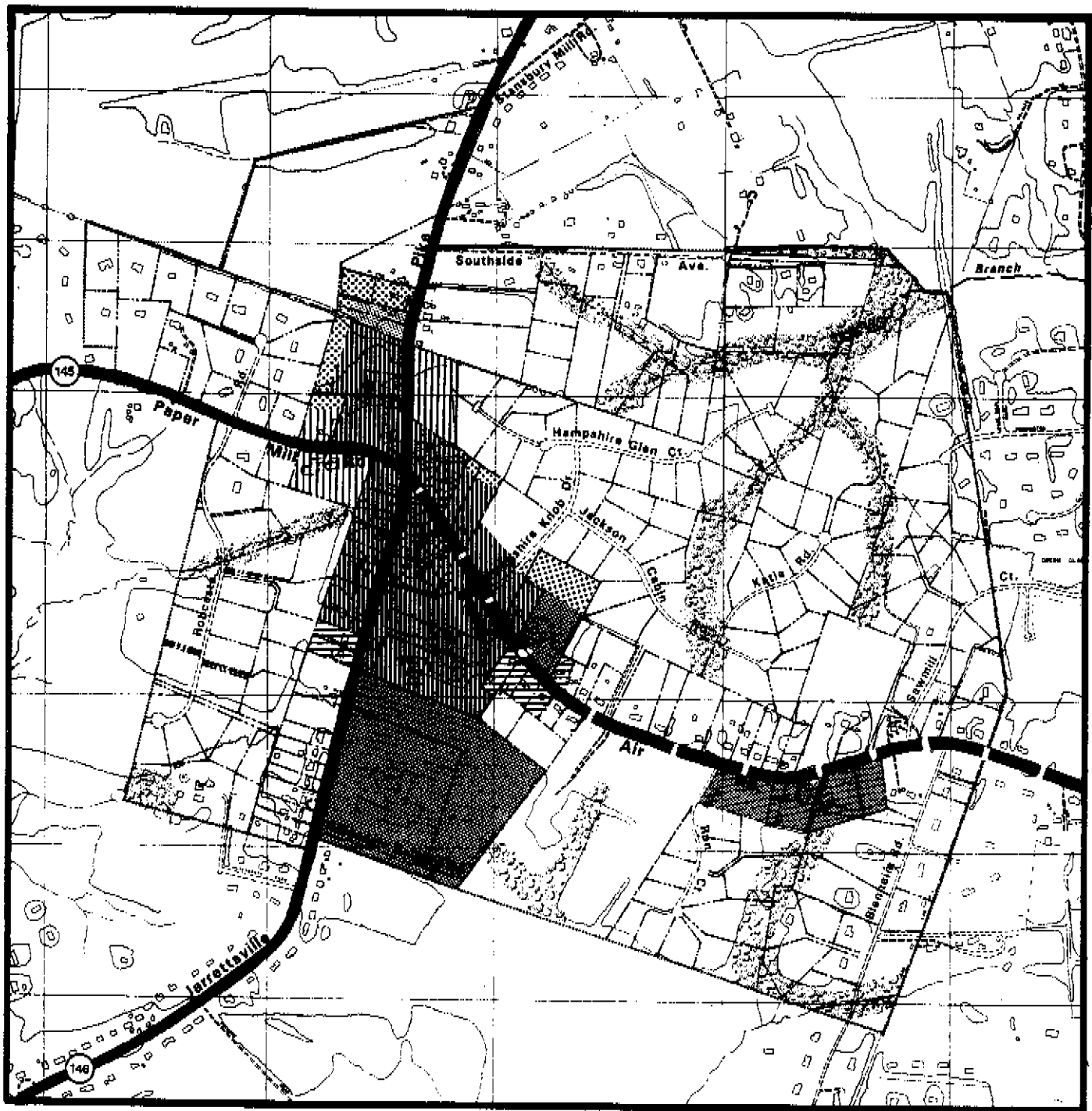


Plan Area Boundary



Zoning Boundary and Designation

RC-2	RESOURCE CONSERVATION, AGRICULTURE
RC-4	RESOURCE CONSERVATION, WATERSHED PROTECTION
RC-5	RESOURCE CONSERVATION, RURAL RESIDENTIAL
RO	RESIDENTIAL OFFICE
RO-CR	RESIDENTIAL OFFICE - COMMERCIAL, RURAL DISTRICT
BL-CR	BUSINESS, LIGHT - COMMERCIAL, RURAL DISTRICT
BM-CR	BUSINESS, MAJOR - COMMERCIAL, RURAL DISTRICT
BR	BUSINESS, ROADSIDE



MAP 6
JACKSONVILLE
COMMUNITY
PLAN



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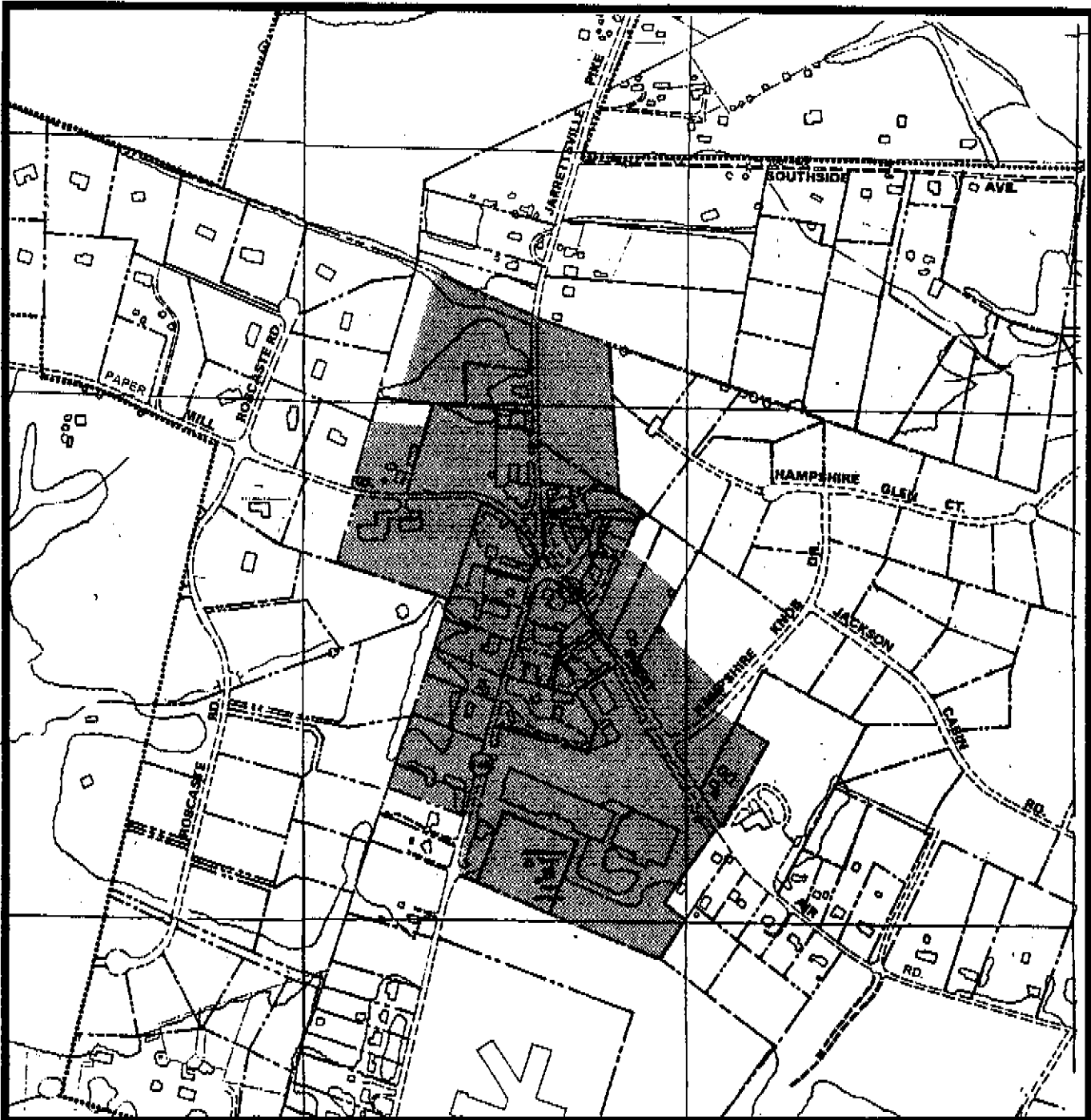
LAND USE PLAN

- Plan Area Boundary
- Rural Residential
- Residential Office
- Office
- General Commercial
- Community Facility

- Stream System Open Space
- Open Space/Limited Development

ROAD CLASSIFICATIONS

- Rural Minor Arterial
- Rural Major Collector
- Local Road

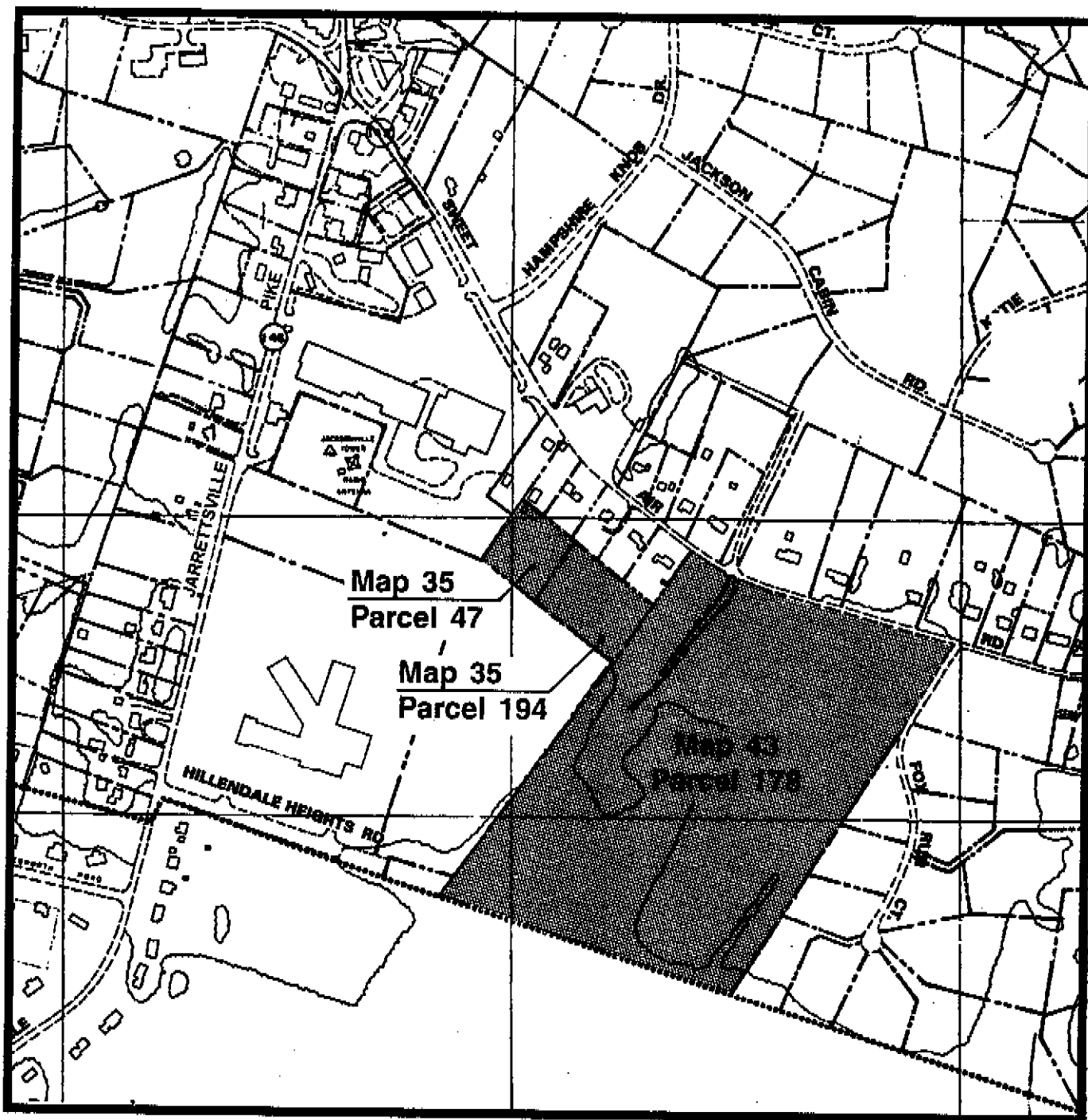


MAP 7
JACKSONVILLE
COMMUNITY
PLAN

RECOMMENDED RURAL COMMERCIAL
CENTER BOUNDARIES



Baltimore County
Office of Planning

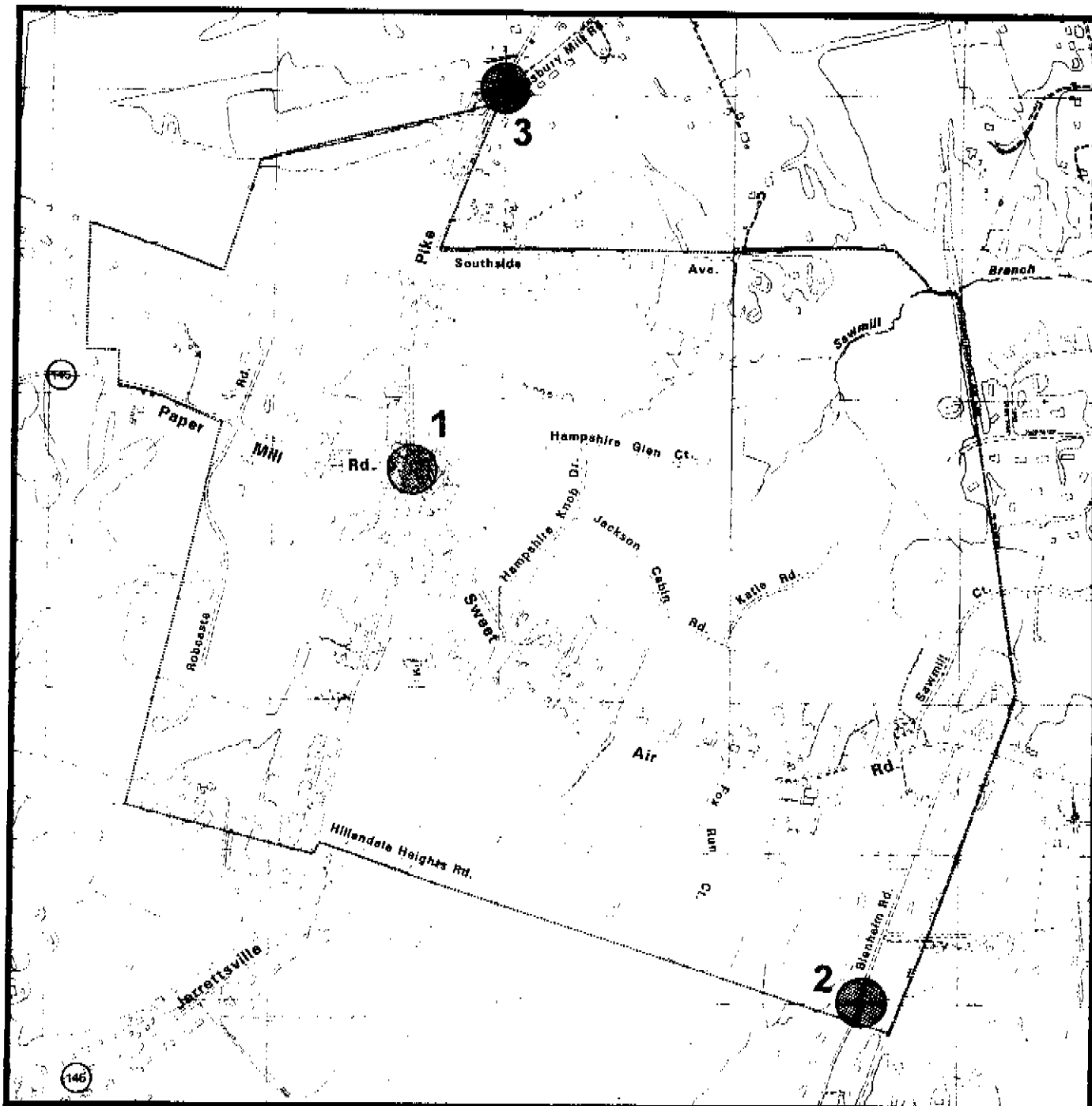


MAP 8
JACKSONVILLE
COMMUNITY
PLAN



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**POTENTIAL LAND ACQUISITION
FOR PUBLIC RECREATION**



MAP 9 JACKSONVILLE COMMUNITY PLAN



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Office of Planning

RECOMMENDED ROAD IMPROVEMENTS



Plan Area Boundary



Add Northbound, Eastbound, and Westbound Right Turn Lanes



Bridge Improvement



Intersection Improvement

Note: Refer to text for further explanation.

F Recommended Zoning Map Amendments

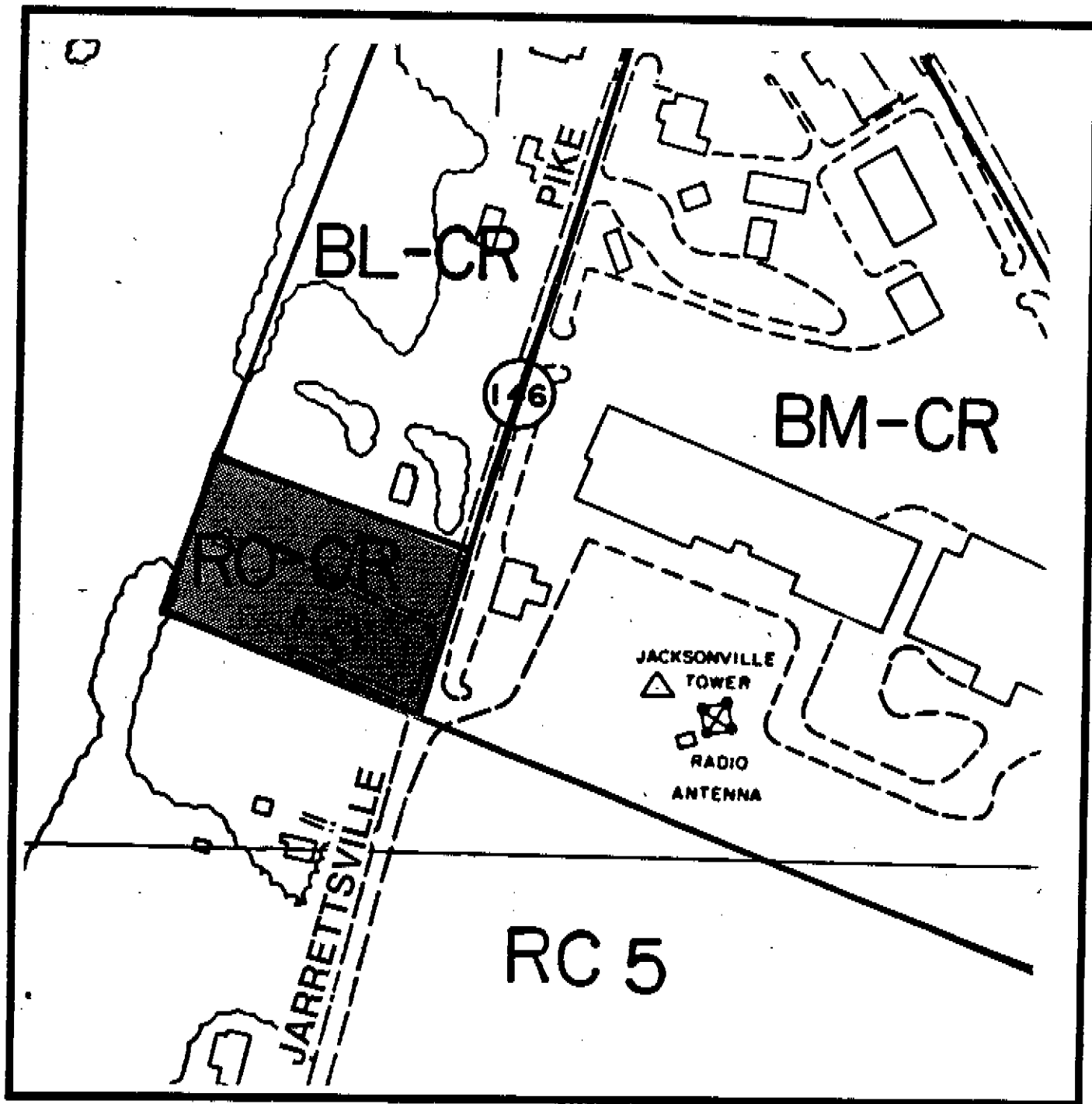
Table 6: Recommended Zoning Map Amendments

Item No. *	Location	Total Acres	Existing Zoning	Proposed Zoning	Comments
1	W side of Jarrettsville Pike, 1200' S of Paper Mill Road/Sweet Air Road (14212 and 14214 Jarrettsville Pike).	2.0	RO-CR	R-O-A	R-O-A zoning will provide a transition area between future commercial development to the north and the existing residential properties to the south. R-O-A zoning will help retain the residential character of the existing dwelling and the existing insurance office but allow them to be used for offices.
2	N and S sides of Sweet Air Road, 725' and 400' E of Hampshire Knob Drive, respectively (3501, 3505, 3509, and 3512 Sweet Air Road).	3.6	RC-5	R-O-A	R-O-A zoning will provide a transition area between the existing shopping center and the existing fire station to the west and the existing residential properties to the east. R-O-A zoning will help retain the residential character of the existing dwellings but allow them to be used for office purposes.
3	W side of Hampshire Knob Drive, 350' N of Sweet Air Road.	3.8	BL-CR	RC-5	No direct access to a major thoroughfare. Access via Hampshire Knob Drive, a local street that serves the Fields of Four Corners and the Hampshire residential subdivisions. Development of commercial uses on this site would be detrimental to the adjacent residential properties and the general neighborhood. Adjacent to Items 4 and 5.
4	E side of Hampshire Knob Drive, 260' N of Sweet Air Road.	1.4	BR & BL-CR	RC-5	RC-5 zoning will provide a buffer area between the existing residential properties to the north and the existing fire station and future commercial development to the south. Adjacent to Item 3.
5	450' N of Sweet Air Road and 450' E of Jarrettsville Pike.	0.6	BL-CR & BM-CR	RC-5	RC-5 zoning will provide a buffer area between future commercial development to the south and the existing residential properties to the north. Adjacent to Item 3.
6	W side of Jarrettsville Pike, 850' N of Paper Mill Road/Sweet Air Road (Klein Property)	6.3	RC-5 (4.7 ac) & BL-CR (1.6 ac)	BL** (3.5 ac) & BL-CR (2.8 ac)	BL zoning will provide building sites for a new supermarket and a new post office. BL-CR zoning will allow accessory parking and ancillary facilities.

Notes:

* The item numbers in this table correspond to the map numbers which follow.

** After completion of the construction of the supermarket and the post office, the BL zoning should be rezoned to BL-CR. The proposed zoning change should not be enacted unless a restrictive covenant agreement is executed between the Greater Jacksonville Association and the property owner or developer.

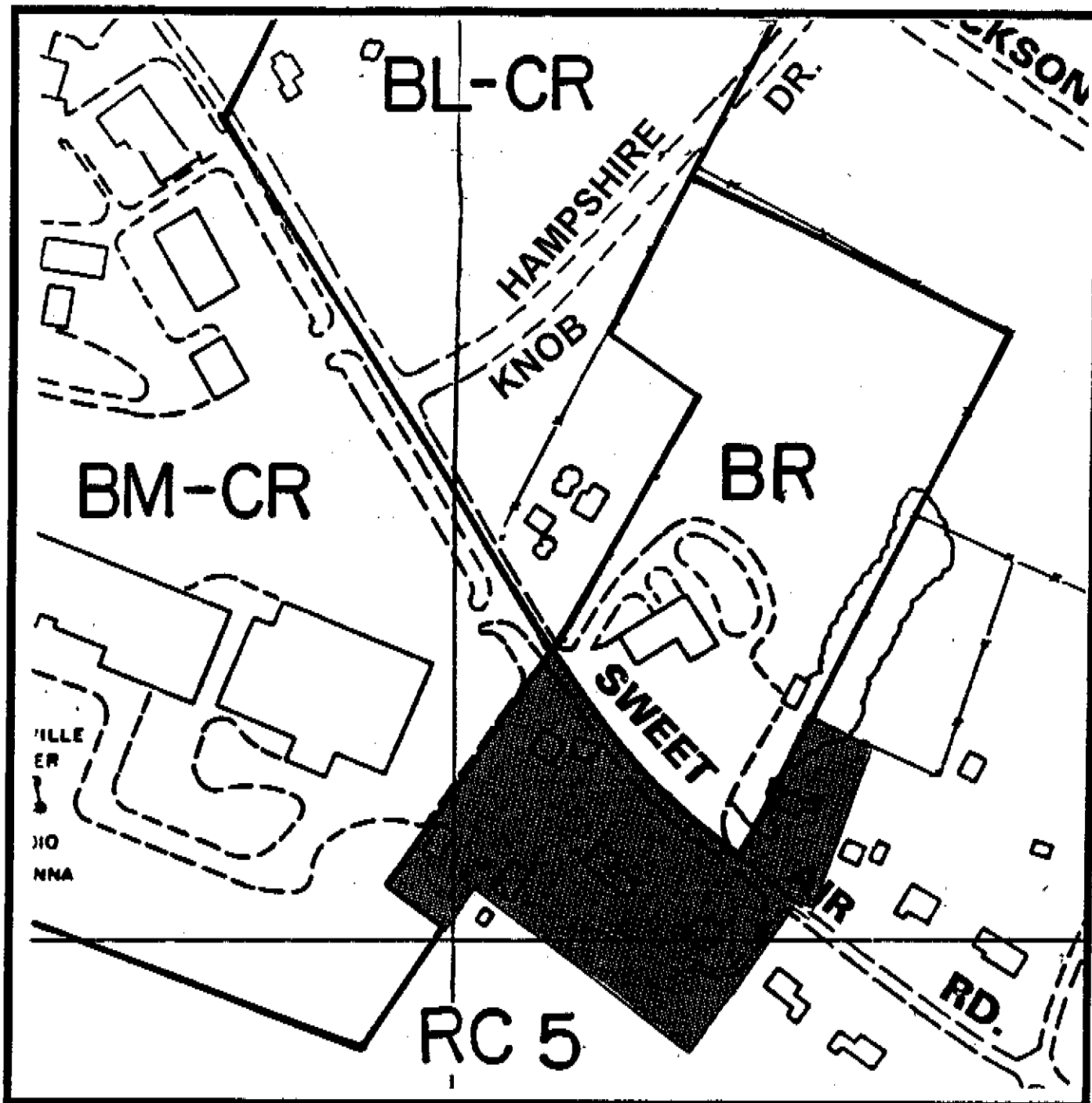


**JACKSONVILLE
COMMUNITY
PLAN**

ITEM NO. 1
RO-CR TO ROA



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Office of Planning

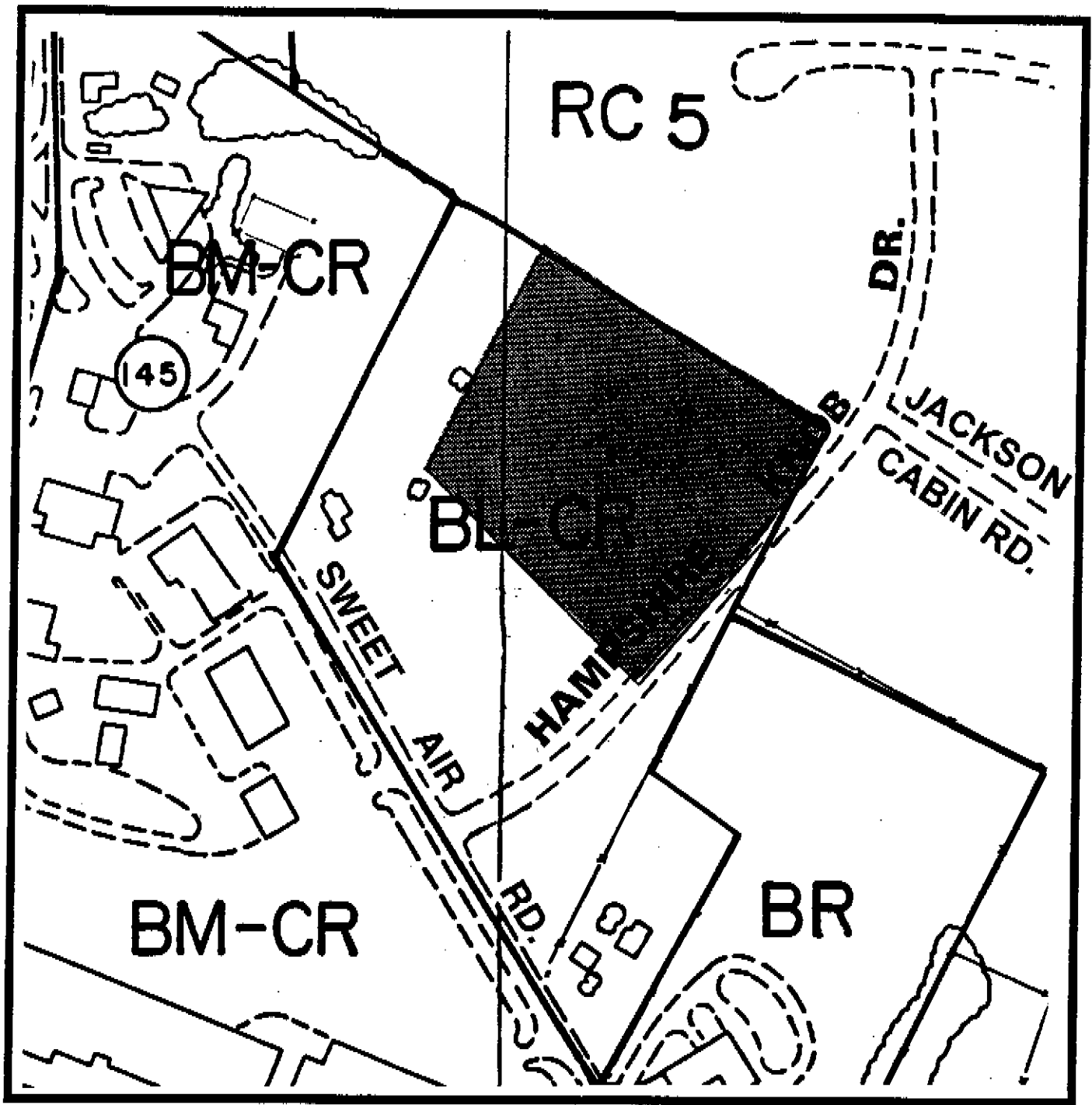


**JACKSONVILLE
COMMUNITY
PLAN**

**ITEM NO. 2
RC 5 TO ROA**



**Baltimore County
Office of Planning**

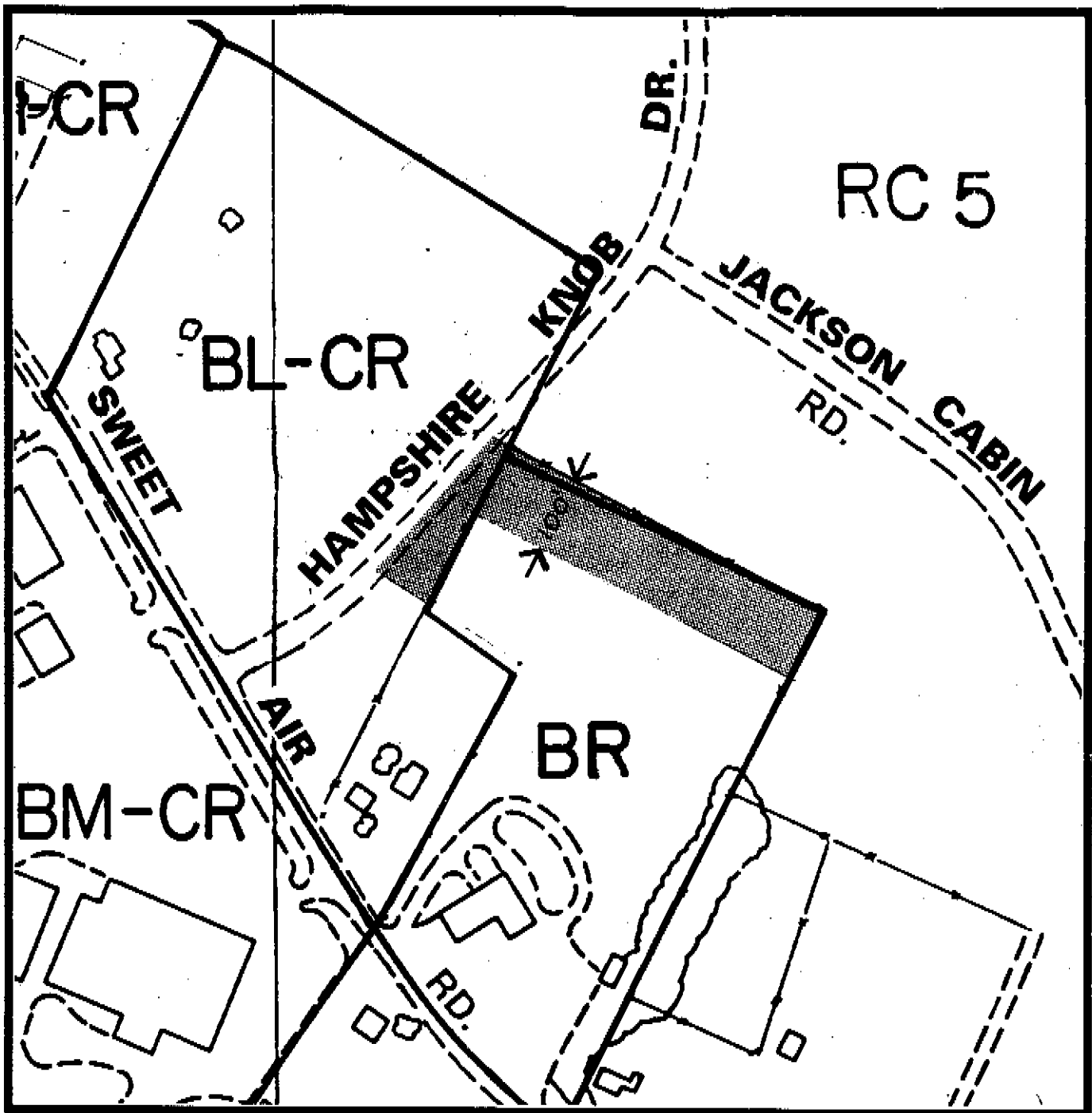


**JACKSONVILLE
COMMUNITY
PLAN**

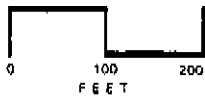


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ITEM NO. 3
BL-CR TO RC 5

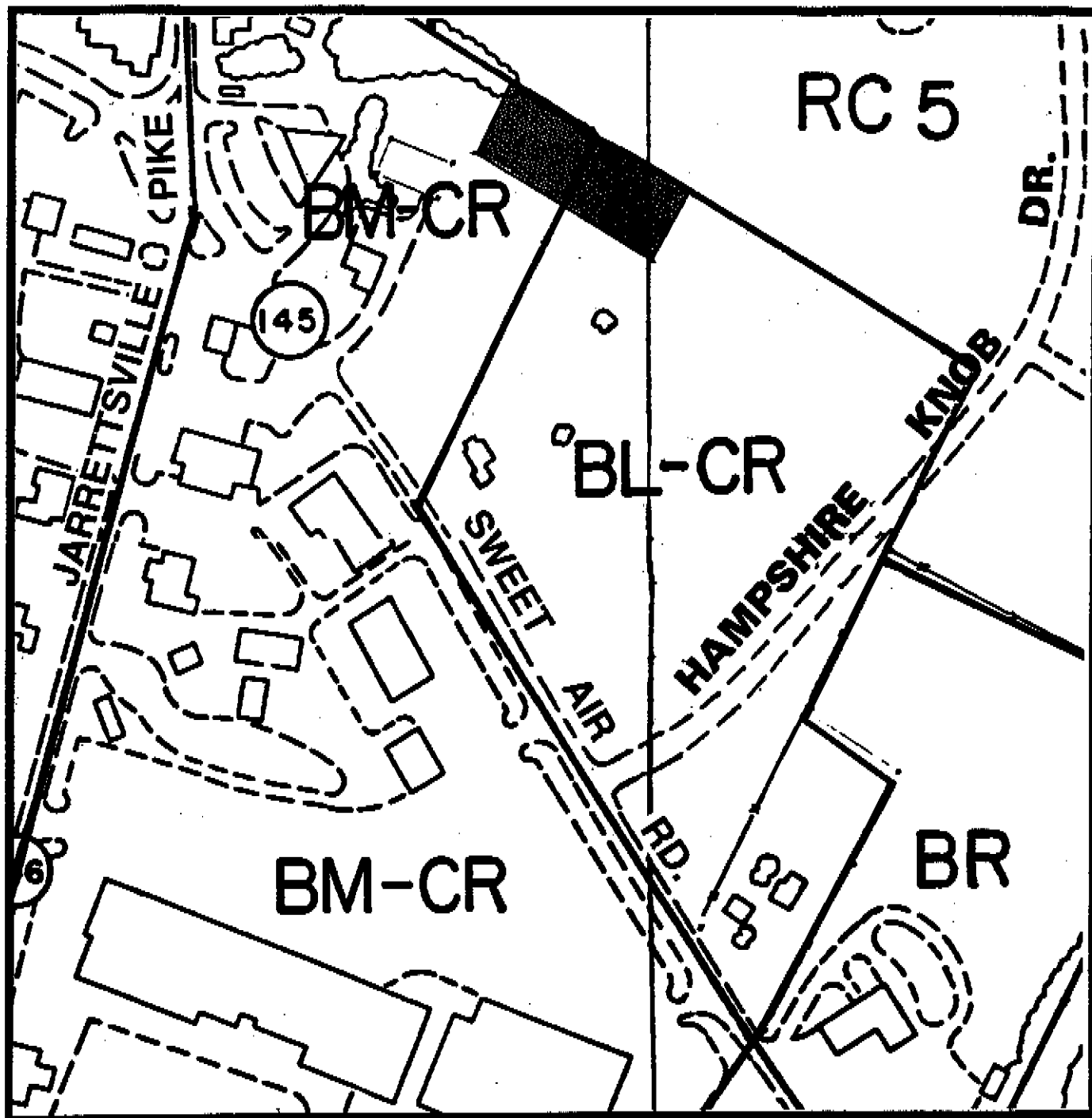


**JACKSONVILLE
COMMUNITY
PLAN**



Baltimore County
Office of Planning

ITEM NO. 4
BR & BL-CR TO RC 5

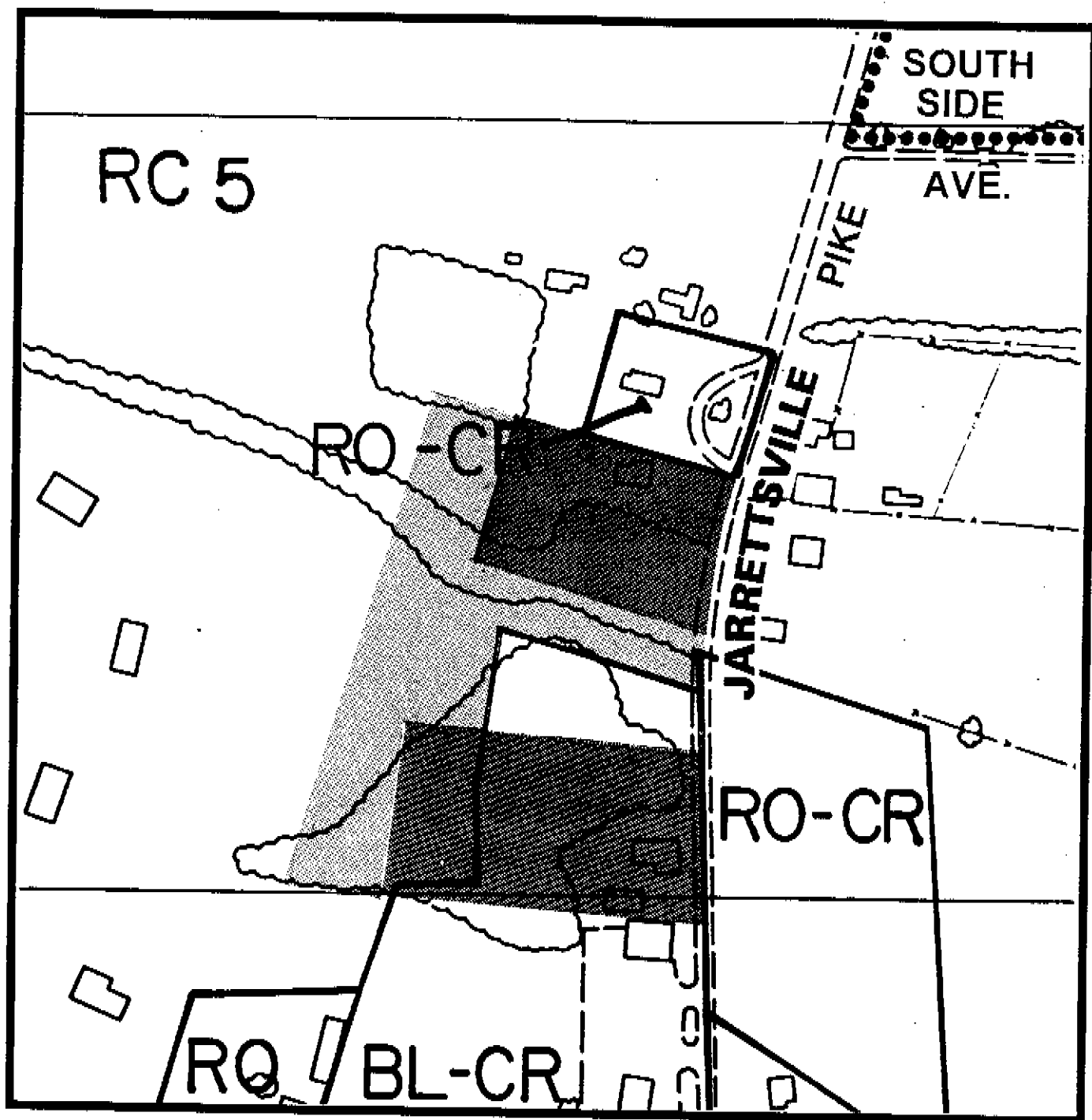


**JACKSONVILLE
COMMUNITY
PLAN**

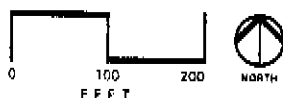


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ITEM NO. 5
BL-CR & BM-CR
TO RC 5



JACKSONVILLE COMMUNITY PLAN



Baltimore County
Office of Planning

ITEM NO. 6

-  RC 5 & BL-CR TO BL
-  RC 5 TO BL-CR



Baltimore County
Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

<http://www.co.ba.md.us>